

**Minutes**  
**Historic District Commission Meeting**  
**Tuesday, April 29, 2014**  
**Town Hall Meeting Room, Old Town Road**  
**12:00 pm**

**Present:** Members: Chair William Penn, Michael Ballard, Claire McQueeny, and Dennis Riordan. Absent: Vice Chair Martha Ball, Douglas Gilpin, and Mark Vaillancourt. Teresa Chmiel, Administrative Assistant was present for the recording of the minutes.

**Call to Order**

Chair William Penn called the meeting to order at 12:02 pm with two (2) agenda changes. Matters from the Public not on the agenda will be added and the request for clarification from the Building Official will be heard after public comment.

**Matters from the Public not on the Agenda**

John Willis spoke from the audience. He thanked Martha Ball, Vice Chair Historic District Commission for her support to protect the antique culvert on Old Town Road. Mr. Willis objected to the new sign ordinance enforcement; he felt this was a burden on the town as well as the tax payer. He asked HDC to compromise; because the \$500.00 fine for a sign violation was excessive.

**Act on the request from the Building Official for clarification on the Town Of New Shoreham Zoning Ordinance; Article 5 – Section 504 – Signs. (B). General (3) Prohibited Signs (f) Permanent signs advertising a menu of available goods or services or the price of merchandise or services except as described in Subsection G of this Section.**

Marc Tillson, Building Official explained he is receiving calls from business owners regarding menu boards. Mr. Tillson asked for clarification of the Zoning Ordinance – Section 504 – Signs (B)(3)(f), the Commission discussed the free-standing signs needing approval for the display case. Mr. Penn asked for review of this section with Jane Weidman, Town Planner.

**Sign Application:**

**Albion Condominium. Plat 6, Lot 3-2.** Application by Matthew King of Topside Café to install new signs.

Kelly Walsh, owner of Topside Café presented. As requested by the Commission, Ms. Walsh submitted revisions, dimensions, as well as minutes dated June 20, 2011 documenting approval for a free-standing sign. She wishes to keep the signs above the doors, as shown in the photographs for the north and west elevation. The newly proposed freestanding sign for Topside Café will be supported with 4'x4' posts, painted white, and attached to the outside wooden deck railing. The sign will contain two (2) sides, and will have a clearance of eight (8') feet. The applicant is asking for a chalkboard A-Frame sign.

Mr. Ballard made a motion, seconded by Mr. Riordan, to amend the application and approve the new signs for Topside Café, Plat 6, Lot 3-2, Albion Condominium based on the following findings of fact:

- The approval is for the signage as presented;
- The applicant submitted colors, size, and the location of the signage, as well as a completed sign tabulation;
- The total area of the proposed sign is less than the maximum allowable number of square feet permitted, as required under Section 504(C)(2a) of the Zoning Ordinance; and
- The proposed portable A-frame sign meets the requirements under Section 504(C)(2d) of the Zoning Ordinance.

**Stipulation:**

- The letters to be painted on the sign will not be a freehand font as submitted on the application, but as presented in the photos.

4 Ayes (Penn, McQueeney, Ballard, and Riordan)

0 Nays

3 Absent (Ball, Gilpin, and Vaillancourt)

**Andiamo, LLC. Plat 6, Lot 88.** Application by Caren Ford of Blockheads to install new signs.

Caren Ford, business owner of Blockheads, presented. Ms. Ford is back before the Commission by their request, with amended changes to the signs and locations. The placement of the newly proposed signs will allow the lighting to remain in place and the signs to fit within the bands as presented in the photographs.

Mr. Ballard made a motion, seconded by Ms. McQueeney, to approve two (2) new signs for Blockheads, Plat 6, Lot 88, Andiamo, LLC based on the following findings of fact:

- The approval is for the signage as presented;
- The wall signs will be constructed substantially in accordance with the submitted drawings dated 04/24/2014 by Bowman Signs of Milford, CT; and
- The total area of the proposed sign is less than the maximum allowable number of square feet permitted, as required under Section 504(C)(2a) of the Zoning Ordinance.

4 Ayes (Penn, McQueeney, Ballard, and Riordan)

0 Nays

3 Absent (Ball, Gilpin, and Vaillancourt)

The Commission is concerned with the placement of “Block Island Cigar” sign. The Commission reviewed the minutes dated September 17, 2012; no determination was made as to the allowable location of the sign. Mr. Penn asked for this item to be placed on the May agenda.

**Helterline and Balser, LLC. Plat 5, Lot 12.** Application by Kimberly Ward of Kimberly’s to install new signs.

Bruce Montgomery and Lisa Ommerle presented on behalf of the business owner, Kimberly Ward. He wishes to install three (3) signs replacing the existing “Harry’s” sign. Mr. Montgomery presented printed color photographs of the proposed sign “Kimberly’s Very Own Place”. Mr. Montgomery submitted details on fonts, letter heights, colors, measurements, materials, and locations of the signs.

Ms. McQueeny made a motion seconded by Mr. Ballard for approval of new signs for Plat 5, Lot 12, Helterline and Balser based on the following findings of fact:

- The approval is for the three (3) signs as presented in the application;
- The applicant submitted fonts, letter heights, colors, measurements, materials, locations of the signs, as well as a completed sign tabulation;
- The total area of the proposed signage is less than the maximum allowable number of square feet permitted, as required under Section 504(C)(2a) of the Zoning Ordinance; and
- The Commission acknowledged appreciation of the applicant’s thoroughness of the application, design, and presentation.

4 Ayes (Penn, McQueeny, Ballard, and Riordan)

0 Nays

3 Absent (Ball, Gilpin, and Vaillancourt)

#### **Ratification:**

**Andiamo Zeke LLC. Plat 6, Lot 89.** Application by Joseph Brennan for Aldo’s Bakery and Restaurant for changes in dimension to the terrace.

Joseph Brennan, contractor for Aldo’s Bakery and Restaurant, is presenting a revised concept plan as requested by the Building Official.

The Commission received a letter dated April 3, 2014 from the Building Official re: Assessors Plat 6, Lot 89, Andiamo Zeke LLC. Mr. Tillson asked the applicant in his letter: “Please submit a new site plan prepared by a Rhode Island Professional Land Surveyor that clearly reflects the location of the proposed dining terrace and safe pedestrian access along Weldon’s Way. Please also remove the Lemonade cart as depicted on the dining terrace plans and show the brick wall as approved by the Historic District.” ... “You must also receive approval from the Historic District Commission for the changes in dimension to the terrace approval.”

The revised plan as submitted on April 29, 2014 shows the existing terrace as 24’4” x 26’ in dimension. The Commission discussed the area outside the entrance and asked the applicant to keep the area as open space.

Mr. Penn made a motion seconded by Ms. McQueeny to amend the dimensions of the terrace for Andiamo Zeke LLC. Plat 6, Lot 89 based on the following findings of fact:

- The approval is in accordance with the site plan as presented by the contractor dated April 29, 2014;
- The Site Plan presented is not signed by a Rhode Island Professional Land Surveyor, but acceptable by the Building Official as stated by the contractor; and
- The entrance area outside the welcome arch is to remain open space.

4 Ayes (Penn, McQueeney, Ballard, and Riordan)

0 Nays

3 Absent (Ball, Gilpin, and Vaillancourt)

### **Adjournment**

Mr. Ballard made a motion seconded by Ms. McQueeney to adjourn the meeting at 1:02pm.

4 Ayes (Penn, McQueeney, Ballard, and Riordan)

0 Nays

3 Absent (Ball, Gilpin, and Vaillancourt)

Respectfully submitted,

Teressa L. Chmiel

Administrative Assistant Building & Land Use Department

Approved: May 19, 2014